

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/16 White Avenue, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$690,000

Median sale price

Median price \$663,000 Property Type Unit Suburb Bayswater North

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/16 White Av BAYSWATER NORTH 3153	\$707,050	13/05/2026
2	9/23 Glen Park Rd BAYSWATER NORTH 3153	\$665,000	04/03/2026
3	3/5 Coorie Av BAYSWATER 3153	\$700,000	29/01/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/06/2026 21:39



2 1 1

Property Type: Unit
Land Size: 184sqm sqm approx
Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

Year ending March 2026: \$663,000

Comparable Properties



1/16 White Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$707,050
Method: Private Sale
Date: 13/05/2026
Property Type: Unit



9/23 Glen Park Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

2 1 4

Price: \$665,000
Method: Private Sale
Date: 04/03/2026
Property Type: Unit



3/5 Coorie Av BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 29/01/2026
Rooms: 3
Property Type: Unit
Land Size: 175 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481